

Before the Board of Zoning Adjustment, D. C.

Application No. 11495, of National Capital Housing Authority, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit the establishment of a community center as provided by Section 3101.45 and pursuant to Section 8207.11 a variance from the parking requirements of the R-5-A District as provided by Section 7202.1, at Alabama Avenue between Hartford Street and Jasper Street, S.E., (Knox Hill) Lots 800-802 in Square 5727, Lot 800, in Square 5728.

HEARING DATE: October 17, 1973  
EXECUTIVE SESSION: November 20, 1973

FINDINGS OF FACT:

1. The proposed dwelling will consist of 146 dwelling units on approximately 9.58 acres of land, with 124 parking spaces.

2. This project was approved by the Board in 1971 for 254 dwelling units but was rejected by HUD.

3. Applicant amended the application at public hearing to come under Section 3101.45 for a community center building rather than 3104.46 community services building.

4. The community building will provide arts and crafts, multi-purpose space, playing room for the community and neighborhood, game rooms, etc. The building will serve the entire neighborhood. The entire neighborhood is the project itself. There are no other residential buildings in the immediate neighborhood.

5. Applicant alleged that 124 parking spaces is adequate for this project. The Zoning Regulations require 146 spaces. Applicant contends that the community service building will service the tenants of the project and they only need to provide parking for the rental units. There is adequate off-street parking.

6. No opposition was voiced at public hearing.

Application No. 11495  
PAGE 2

CONCLUSIONS OF LAW:

The Board is of the opinion that proposed community service building is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. The Board also concludes that the 124 parking spaces provided by applicant will be adequate to service the tenants of this development.

ORDERED:

THAT THE ABOVE APPLICATION BE, GRANTED

VOTE : 5-0

ATTESTED BY: James E. Miller  
JAMES E. MILLER  
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF THIS ORDER: **JAN 4 1974**